

BANDERA EXCHANGE UNIT 2A

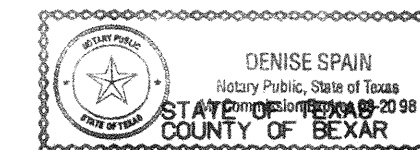
BEING LOT 19 AND LOT 20, BLOCK 5, N.C.B. 17375, BEING ALL OF THE REMAINING PORTION OF LOT 12, BLOCK 5, N.C.B. 17375, ALSO BEING ALL OF LOT 1, BLOCK 5, N.C.B. 18095, SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots and drainage layout; and to the best of my knowledge, this plat conforms to all requirements of the subdivision ordinance, except for those variances that may have been granted by the Planning Commission of the City.

Mark S. Brown
REGISTERED PROFESSIONAL ENGINEER

Sworn to and subscribed before me this the 30th day of NOVEMBER, A.D., 1995.



Denise Spain
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

WORTH & ASSOCIATES, LTD.
GENERAL PARTNER

BANDERA EXCHANGE PLAZA, LTD.
OWNER

Robert L. North Jr.
ROBERT L. NORTH JR., MANAGER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared ROBERT L. NORTH JR. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 30th day of NOVEMBER, A.D., 1995.



Notary Public, State of Texas
My Commission Expires
JUNE 30, 1998

Maria Maldonado
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of **BANDERA EXCHANGE UNIT 2A** has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.

Dated this 27 day of DEC., A.D., 1995.

BY: *Jack S. Brown*
CHAIRMAN

BY: *D. J. Paul*
SECRETARY

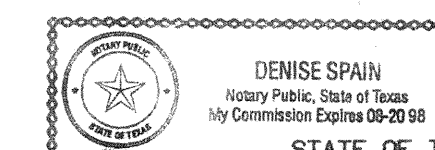


STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Jack S. Brown
REGISTERED PROFESSIONAL LAND SURVEYOR

Sworn to and subscribed before me this the 30th day of NOVEMBER, A.D., 1995.



Denise Spain
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

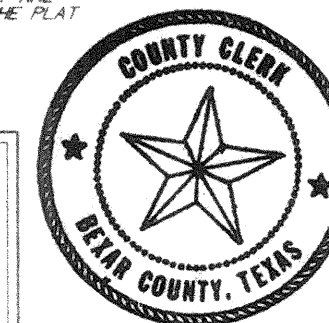
I, *Gregory Rick Hoff*, County Clerk of said county, do hereby certify that this plat was filed for record in my office, on the 14th day of DECEMBER, A.D., 1995, at 10:44 AM and duly recorded the 14th day of DECEMBER, 1995, at 2:44 PM, in the Records of Declaratory Maps of said county, in book volume 9555, on page 196.

In testimony whereof, witness my hand and official seal of office, this 14th day of DECEMBER, A.D., 1995.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: *Samuel Kelly* DEPUTY

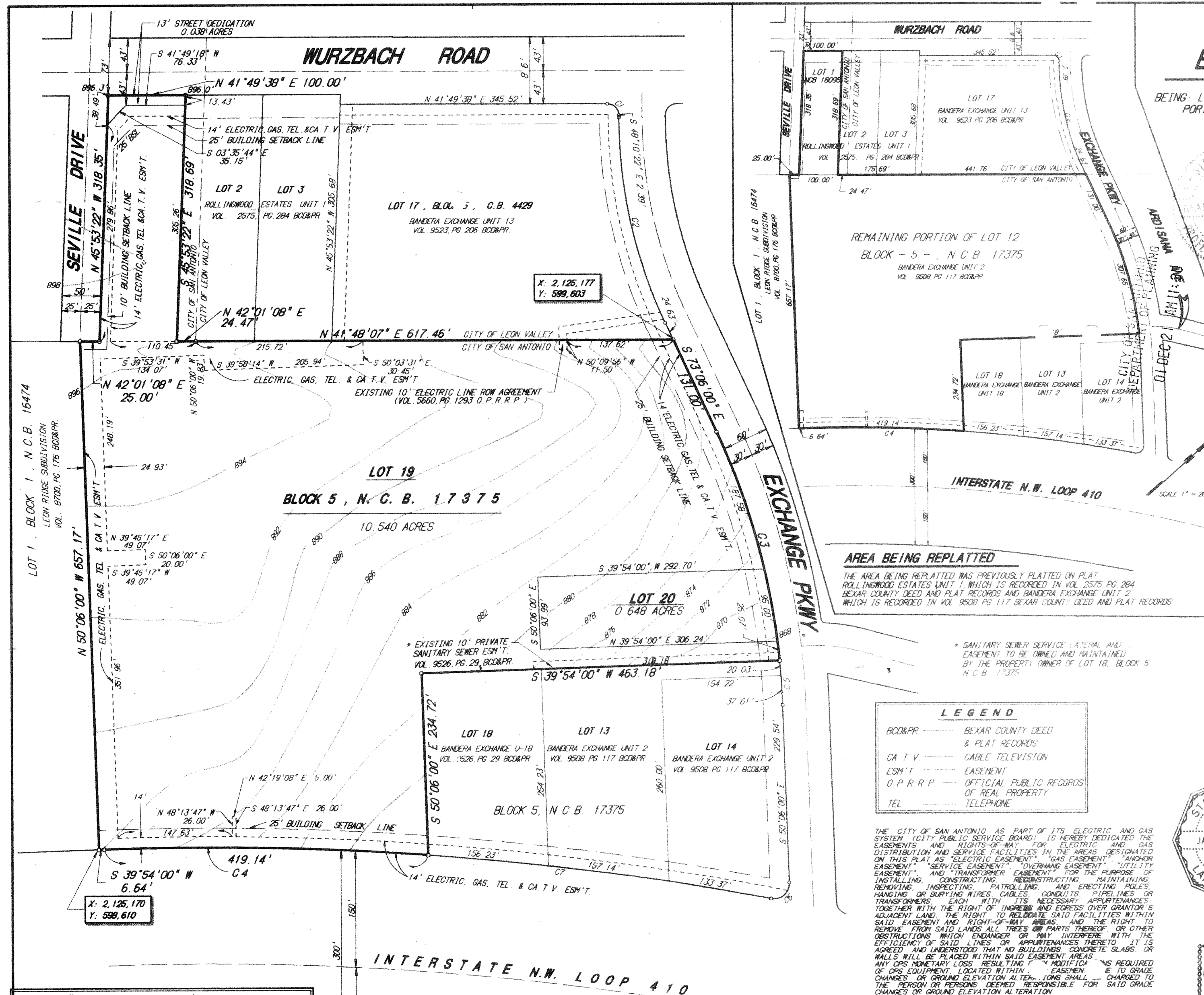
DWN JIM APP MSB



BROWN ENGINEERING CO.

JOB NO. 656-007-00 DATE 08/11/95

VRP# 01-12-052



LEGEND

BCD&PR	BEXAR COUNTY DEED & PLAT RECORDS
CA T.V.	CABLE TELEVISION
ESM'T	EASEMENT
O.P.R.P.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
TEL	TELEPHONE

THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD), IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE OVERHANGING EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BUYING WIRES, CABLES, CONDUITS, PIPELINES, OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF UNDERPASS AND OVERPASS OVER ADJACENT LAND, AND THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. ANY OPS MONETARY LOSS RESULTING FROM MODIFICATION OR REMOVAL OF OPS EQUIPMENT LOCATED WITHIN SAID EASEMENT AREAS, OR CHANGES IN GRADE OR ELEVATION ALTERNATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

NOTE: THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE APPROVED BY THE CENTRAL MAPPING DIVISION OF THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT. BROWN ENGINEERING ASSUMES NO LIABILITY FOR ITS ACCURACY.

WASTEWATER ECU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

CURVE DATA

C. NO.	DELTA	RADIUS	TANGENT	ARC	CH. BRG.	CHORD
1	090°00'00"	15.00'	15.00'	23.56'	N 06°49'38" E	21.21'
2	024°55'38"	630.00'	139.25'	274.09'	S 60°38'11" E	271.93'
3	019°22'14"	910.00'	155.31'	307.65'	S 63°24'53" E	306.19'
4	006°02'58"	3969.72'	209.75'	419.14'	S 42°55'29" W	418.94'
5	003°37'46"	910.00'	28.63'	57.64'	S 51°54'53" E	57.63'
6	102°29'51"	20.00'	24.92'	35.78'	S 01°08'55" W	31.19'
7	006°26'53"	3969.72'	223.61'	446.74'	S 49°10'25" W	446.51'

THE FOLLOWING EASEMENTS WILL BE REPLACED BY THE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS ESTABLISHED ON THIS PLAT:

- ELECTRIC TRANSMISSION AND DISTRIBUTION LINE ESM'T (0.312 AC.) (VOL. 3634, PG. 1824 O.P.R.P.)
- ELECTRIC AND GAS EASEMENT (0.714 AC.) (VOL. 3991, PG. 304 O.P.R.P.)
- 10' X 45' ANCHOR EASEMENT (VOL. 9508, PG. 117 B.C.D.&P.R.) (VOL. 1697, PG. 38 O.P.R.P.)
- 5' X 40' ELECTRIC EASEMENT (VOL. 9508, PG. 117 B.C.D.&P.R.)

SCALE 1" = 100'

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY BEING PLATTED WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS," BASED UPON THE ORIGINALLY PLATTED HIGHWAY FRONTAGE.

SCALE 1" = 2000'
LOCATION MAP



City of San Antonio
New
Vested Rights Permit
APPLICATION

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

01 DEC 21 AM 11:30

Permit File: # VRP VRP 01-12-052
Assigned by city staff

Date: 12/18/01

All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.

1. Owner/ Agent Bandera Exchange Plaza, Ltd
R. L. Worth & Associates, Ltd
Address: 4040 Broadway, Suite 522
2. San Antonio, Texas
Zip: 78209 Telephone # (210)822-5220
Site location or address: Northwest Corner of Exchange Parkway and N.W. Loop 410

- 3. Council District** 7 **ETJ** _____ **Over Edward's Aquifer Recharge** () yes (X) no

Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formerly POADP), P.U.D. plan, plat application, approved plat, building permit).

- **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name _____ # _____
 Date accepted: _____ Expiration Date: _____ MDP Size: _____ acres

- **P.U.D. PLAN**

Name _____ # _____
Date accepted: _____

- **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ **Expiration Date:** _____

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: Bandera Exchange Unit 2A Plat # 950350 Acreage: 11.188
Approval Date: 12/27/95 Plat recording Date: 12/14/01 Expiration Date: N/A
Vol./Pg. 9552, 195

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Others**

Type of Permit: _____ Date issued: _____ Expiration Date: _____

Acreage: _____

(Note: Two maps of the area must be provided)

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: Robert L. Worth, Jr. Signature: [Signature] Date: 12/19/01

Sworn to and subscribed before me by on this 19th day of December 2001, to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: _____

Marcia Maldonado



City of San Antonio use

☒ **Approved**

☐ **Disapproved**

Review By: [Signature] Date: 1-3-02

Assistant City Attorney

01-12-052

BROWN ENGINEERING CO.

Engineering Consultants
1000 Central Parkway N., Suite 100
San Antonio, Texas 78232
Phone (210) 494-5511

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
DEC 21 AM 11:30

filer

TO: City Planning Department
114 W. Commerce, 3rd Floor

ATTN: Michael Herrera

JOB #: 656-011-00

DATE: December 20, 2001

RE: Bandera Exchange
Development Rights Permit

☐ U.S. MAIL

☐ OVERNIGHT DEL.

☐ PICK UP

☒ 1 HR. DELIVERY

☐ 2 HR. DELIVERY

☐ 4 HR. DELIVERY

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
2	Development Rights Permit Application
1	\$160.00 DPR Fee Check
2	Subdivision Plat of Bandera Exchange 2A

THESE ARE TRANSMITTED AS CHECKED BELOW:

☐ FOR APPROVAL

☐ FOR YOUR USE

☐ FOR PLAT NUMBER

☐ FOR REVIEW & COMMENT

☐ AS REQUESTED

☐ _____

REMARKS:

COPY TO: _____ SIGNED: Yvonne M. Alva

Invoice No.	Inv. Date	Amount	Discount	Description	Check Date	Check No.	Voucher No.	Net Amount
121901CITY	12/19/01	160.00	0.00	VESTED RIGHTS PERMIT	12/19/01	006342	02115	160.00
				Amount:	160.00			
TOTAL				160.00	0.00	160.00		

**CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING**
01 DEC 21 AM 11:30

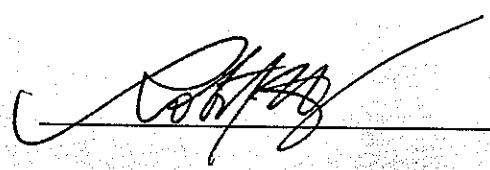
"ORIGINAL CHECK HAS AN ARTIFICIAL WATERMARK ON REVERSE SIDE - HOLD AT AN ANGLE TO VIEW"

BANDERA EXCHANGE PLAZA LTD 4040 BROADWAY, SUITE 522 SAN ANTONIO, TX 78209 PHONE: (210) 822-5220	BANDERA EXCHANGE PLAZA LTD TEXAS CAPITAL BANK San Antonio, Texas 32-1797/1110	006342
---	---	---------------

DATE	CHECK NO.	AMOUNT
12/19/01	006342	\$*****160.00*

ONE HUNDRED SIXTY AND NO/100 DOLLARS *****

PAY TO THE ORDER OF **CITY OF SAN ANTONIO**



⑈006342⑈ ⑆111017979⑆ 5011002424⑈